

DATE: Wednesday, April 14, 2010

TIME: 6:30 P. M. (Conference) 4th floor Conference Room
7:30 P. M. (Regular Meeting) Council Chambers – 2nd Floor

PLACE: City Hall, 640 E. Wood Street, Vineland, NJ 08360

AGENDA
PLANNING BOARD

PRE-MEETING CONFERENCE (6:30 P.M.)

Roll call, read Open Public Meetings statement, discuss agenda items.

REGULAR MONTHLY MEETING (7:30 P.M.)

FLAG SALUTE

MINUTES - Approve minutes of March 10, 2010 board meeting

DEVELOPMENT PLAN

1. Chateau Loiseau – Located on the north side of Oak Road opposite Third Street, Block #1604 Lot #17, Project #10-1189

Minor Subdivision to create one new lot with one remainder lot.

PUBLIC HEARINGS

1. Public hearing to consider further whether the Landis Square Redevelopment Study Area satisfies the criteria to be designated as an area in need of redevelopment, and make recommendation to City Council. The Study Area is identified on the Municipal Tax Assessor's records as follows:
Block 3022, Lots 6, 7, 8 & a portion of 9
Block 3119, Lots 18, 19, 20, 21 & 22
Block 4201, Lots 1, 2, 3, 4, 5, 6, 7 & 53

2. RPJ Properties LLC – Located at the northeast corner of Third Street Terrace and Luciano Avenue, Block #4808 Lot #24, Project #09-1161

Public hearing to consider Minor Subdivision to create two new lots with one remainder lot, and variances for lot frontage and minimum developable area.

3. Vineland Construction Company – Located on the northwest corner of Landis Avenue and West Avenue, Block #2802 Lots #4, 9, 10, 11, 12 and 13, Project #10-1184

Public hearing to consider Site Plan-Major Preliminary to construct a retail building with loading dock and variances for front buffer, side buffers, impervious lot coverage, sign height and sign distance from drives.

4. Slavic Evangelical Baptist Church – Located on the south side of Chestnut Avenue, north side of Panther Road, between Panther Road and the municipal boundary, Block # 4602 Lot #29, Project #10-1186

Public hearing to consider Conditional Use and Site Plan-Major Preliminary/Final to construct a church building.

5. Progresso Foods – Located on the north side of Elmer Road between Delsea Drive and S. West Boulevard, Block #5701 Lot #38, Project #10-1188

Public hearing to consider Site Plan-Major Preliminary/Final to construct an office addition for an existing food processing use, and variance for wall sign face area.

6. Vineland Public Market – Located on the south side of E Landis Avenue, north side of E Elmer Street, between Sixth and Seventh Streets, Block #4002 Lot #10, 11, 12, 18, 19, Project #10-1190

Public hearing to consider Site Plan-Major Preliminary/Final to construct an addition to an existing retail building, and variances for front buffers, impervious lot coverage, wall sign amount and wall sign not oriented to street frontage.

SPECIAL BUSINESS

1. Zoning Committee Report

- a. William Consalo & Sons Farms Inc. rezoning request Block 1802 Lots 2 and 3
- b. Ordinance amendment regarding Political Signs

2. Correspondence

- a) Robert J. Casella, Esq. Re: Landis Square Project Ph 1 (Landis Theater) modify Resolution #5895
- b) Alfred J. Verderose, City Solicitor Re: Rezoning request Block 5701 Lot 24